

City Council
Atlanta, Georgia

02- C -1805

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-68
9-17-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **976 Seaboard Avenue, N.W. and 969, 971 and 981 Mantissa Street, N.W.** be changed from the **R-4 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **186** of the **17th** District, to **Fulton** County, Georgia, more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

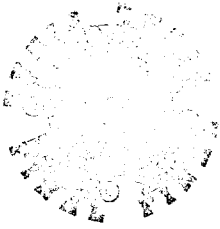
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

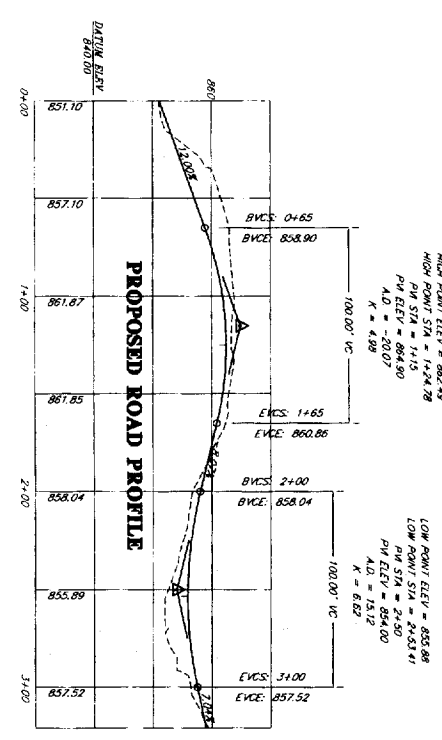
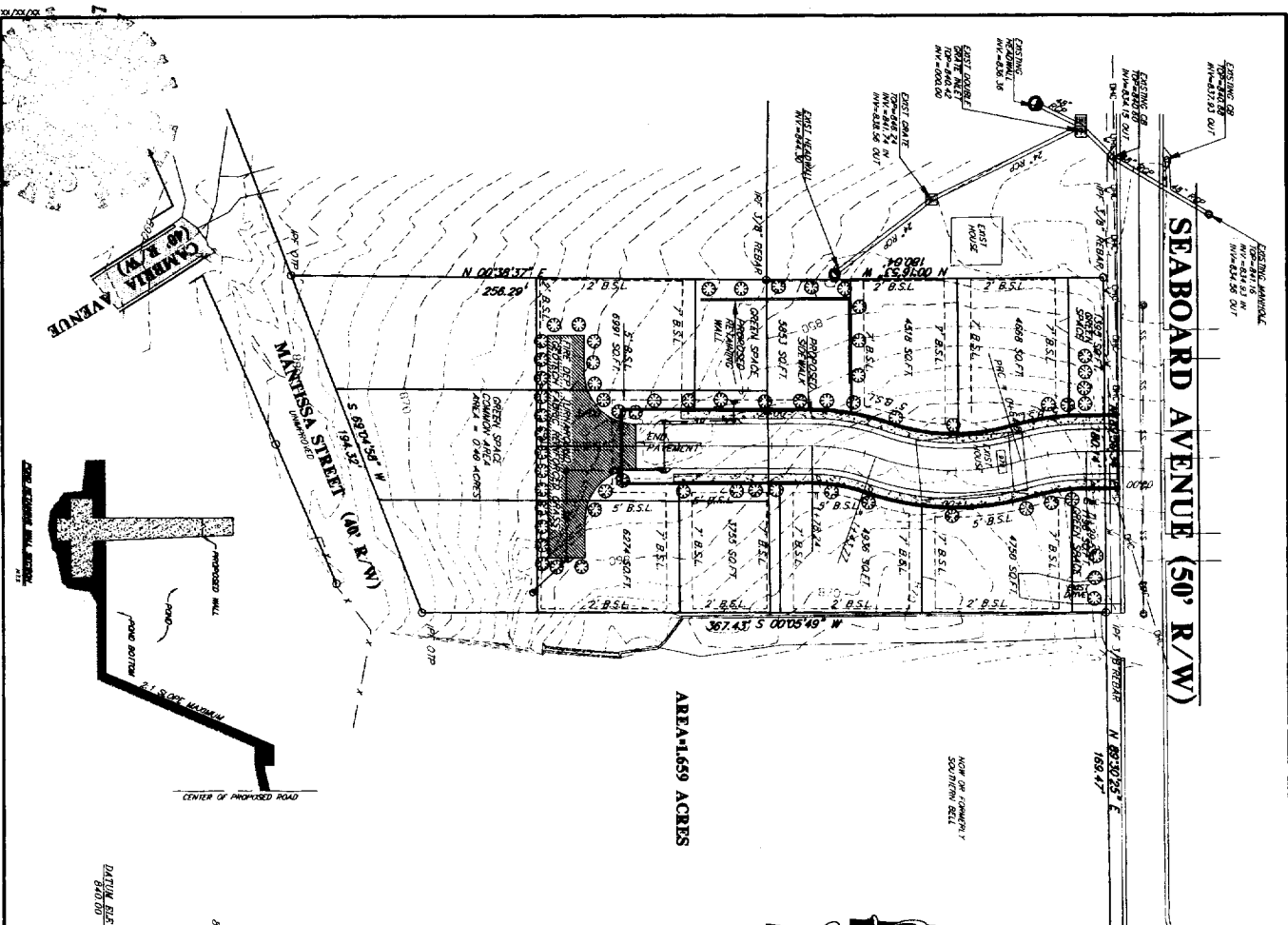
ADOPTED by the Council
APPROVED by the Mayor

DEC 02, 2002
DEC 10, 2002



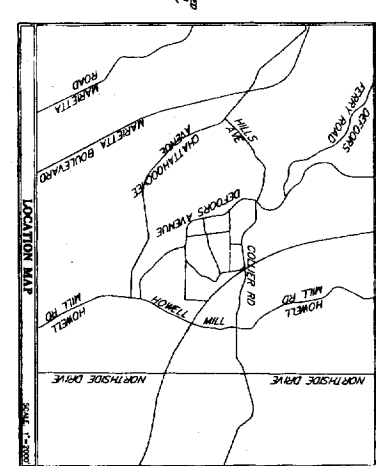
Conditions for Z-02-68

1. Site plan entitled "Proposed Concept Plan for Harrison & Lynam, L.L.C." dated August 15, 2002 last revised 10/31/02 and marked received by the Bureau of Planning November 1, 2002.
2. No rear yard setback shall be less than seven (7) feet.



LEGEND:

DEVELOPER'S NEW 1" CHAPER HARDWOOD TREE TO BE PLANTED



PROPOSED CONCEPT PLAN FOR HARRISON & LYNAM, L.L.C. FULTON COUNTY, GEORGIA LAND LOT 168 17TH DISTRICT CITY OF ATLANTA		PREPARED BY: TATE ENGINEERING & SURVEYING, INC. ENGINEERS LAND SURVEYORS 2702 JEFFERSON STREET, SUITE 100 AUSTELL, GEORGIA 30168 PH: 770-732-0270 FAX: 770-732-0488	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/22/02</td> <td>PER CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>10/31/02</td> <td>PER CITY COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/22/02	PER CITY COMMENTS	2	10/31/02	PER CITY COMMENTS
NO.	DATE	DESCRIPTION										
1	10/22/02	PER CITY COMMENTS										
2	10/31/02	PER CITY COMMENTS										

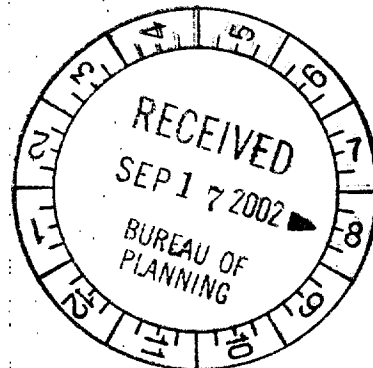
Legal Description**Seaboard Avenue Parcel**

186
All that tract or parcel of land lying and being in Land Lot ~~168~~ of the 17TH District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the northwesterly right of way of Woodland Hills Avenue (50' R/W) with the southerly right of way of Seaboard Avenue (50' R/W), proceed along the southerly right of way of Seaboard Avenue South 89 degrees 30 minutes 25 seconds west a distance of 169.47 feet to an iron pin found, said point being the POINT OF BEGINNING.

From the POINT OF BEGINNING as thus established, proceed South 00 degrees 05 minutes 49 seconds West a distance of 367.43 feet to an iron pin found; Thence South 69 degrees 04 minutes 58 seconds West a distance of 194.32 feet to an iron pin found; thence North 00 degrees 38 minutes 37 seconds East a distance of 256.29 feet to an iron pin found; Thence North 00 degrees 16 minutes 53 seconds West a distance of 160.04 feet to an iron pin found on the southerly right of way of Seaboard Avenue. Thence proceed along said right of way North 89 degrees 50 minutes 34 seconds East a distance of 180.14 feet to an iron pin found, said point being the POINT OF BEGINNING.

Said tract or parcel contains 1.659 acres, more or less.



2-02-68

02-0-1805

(Do Not Write Above This Line)

AN ORDINANCE Z-02-68

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED-DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 976 SEABOARD AVENUE, N.W. AND 969, 971 AND 981 MANTISSA STREET, N.W., FRONTING 180.14 FEET ON THE SOUTH SIDE OF SEABOARD AVENUE BEGINNING 169.47 FEET WEST FROM THE SOUTHWEST CORNER OF WOODLAND HILLS AVENUE. PROPERTY ALSO FRONTS 194.32 FEET ON THE NORTHWESTERLY SIDE OF MANTISSA STREET. DEPTH: VARIES; AREA: 1.659 ACRES; LAND LOT 186, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: MAMIE POSS

APPLICANT: CHARLES C. HARRISON

NPU-D COUNCIL DISTRICT 9

ADOPTED BY

DEC 0 2 2002

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 10/21/02

Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

DEC 0 2 2002

CERTIFIED

DEC 0 2 2002

Renee Davidson Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

Adley 3/1/02

DEC 1 0 2002